

RENTON CITY COUNCIL  
Regular Meeting

May 22, 2000  
Monday, 7:30 p.m.

Council Chambers  
Municipal Building

MINUTES

**CALL TO ORDER**

Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

**ROLL CALL OF  
COUNCILMEMBERS**

RANDY CORMAN Council President; TONI NELSON; DAN CLAWSON; KATHY KEOLKER-WHEELER; DON PERSSON; KING PARKER; TIMOTHY SCHLITZER.

**CITY STAFF IN  
ATTENDANCE**

JESSE TANNER, Mayor; JAY COVINGTON, Chief Administrative Officer; LAWRENCE J. WARREN, City Attorney; BRENDA ARLINE, Deputy City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; MIKE WEBBY, Human Resources & Risk Management Administrator; SUE CARLSON; Economic Development Administrator; VICTORIA RUNKLE, Finance and Information Services Director; KAREN MARSHALL, Human Services Manager; TOM BOYNS, Property Services Supervisor; DON ERICKSON, Senior Planner; JIM SHEPHERD, Community Services Administrator; LESLIE BETLACH, Parks Director; CHIEF A. LEE WHEELER, Fire Department; DEREK TODD, Finance Analyst; COMMANDER CURTIS SMALLING, Police Department.

**PRESS**

Claire Booth, *South County Journal*

**APPROVAL OF  
COUNCIL MINUTES**

MOVED BY CORMAN, SECONDED BY SCHLITZER, COUNCIL APPROVE THE MINUTES OF MAY 15, 2000 AS PRESENTED. CARRIED.

**PROCLAMATIONS**

May 21 to May 27 – “Mentor Recognition Week”

A proclamation by Mayor Tanner was read declaring the week of May 21 through May 27, 2000 to be “Mentor Recognition Week” in the City of Renton, and encouraging all citizens to pay tribute to the efforts and work of Mentors who contribute their time, compassion, and talents to help young people succeed. MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL CONCUR IN THE PROCLAMATION AS READ. CARRIED.

Terrel Dean, Mentor Coordinator, accepted the proclamation on behalf of Communities in Schools of Renton. Councilman Parker praised the mentor program and encouraged people to become involved with the program.

May 21 to May 27 –  
“Salvation Army Week”

A proclamation by Mayor Tanner was read declaring the week of May 21 through May 27, 2000 to be “Salvation Army Week” in the City of Renton, recognizing that the Salvation Army Renton Corps helps the Renton Community by operating a food bank, providing emergency assistance and referrals to local services. MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL CONCUR IN THE PROCLAMATION AS READ. CARRIED.

Captain Michael Beauchamp, Renton Salvation Army, accepted the proclamation. Karen Marshall, Human Services Manager and Chairperson of the Renton Salvation Army Advisory Committee, introduced the committee members to the Council.

**PUBLIC HEARINGS**

Vacation: Alley between 621  
and 625 Camas Ave NE, VAC-

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Tanner opened the public hearing to consider a petition to vacate an alley located between 621 and 625 Camas

00-002

Ave. NE; petitioners Stephen Korn and John Born (VAC-00-002).

Tom Boyns, Property Services Supervisor, explained that the original intent of the alley was to access a playground that has been sold to a developer and has been short platted. Describing the subject property as being ten feet wide and 100 feet long, Mr. Boyns said this strip of right-of-way was dedicated in the plat of Smither's Fifth Addition at no cost to the City. Because of the dedication, when the property is vacated, Council sets compensation at up to one-half of the appraised value of the land according to State law.

Mr. Boyns pointed out that there are no public facilities or private utilities located within the subject property. If Council grants the vacation, the next step will be to appraise the property, followed by presentation of the appraisal to Council. Council will then set the compensation to be paid by the petitioners. He reported that the petitioners would like to waive the appraisal portion of this process and have Council set compensation at this time, based on his market analysis of the property's value. Mr. Boyns concluded that staff and the Board of Public Works recommends that Council approve the vacation and set compensation at one-half the appraised value.

Public comment was invited.

Stephen Korn, 625 Camas Ave. NE, Renton, 98056, requested that Council forgo the appraisal, explaining that the cost of the appraisal is almost as much as the value of the land itself. He asked that Council set compensation for the property.

There being no further public comment, it was **MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED.**

Responding to Council inquiry, Mr. Boyns reported that after reviewing the property's assessed value and pertinent market data, and taking into consideration that the property is not developable by itself, he recommended placing a value of \$5.00 per square foot for a total of \$5,000.

**MOVED BY CLAWSON, SECONDED BY CORMAN, COUNCIL ACCEPT THE PROPERTY VALUATION OF \$5,000 FOR THE 1000 SQUARE FOOT AREA. CARRIED.**

**MOVED BY CLAWSON, SECONDED BY SCHLITZER, COUNCIL GRANT THE VACATION AS REQUESTED AND SET THE REQUIRED COMPENSATION AT HALF THE APPRAISED VALUE IN THE AMOUNT OF \$2,500. CARRIED.**

Annexation: Merlino, Black  
River Conservation Area, A-  
00-001

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Tanner opened the public hearing to consider the 10% Notice of Intent to Annex Petition for 40.64 acres located south of Martin Luther King Way (SR-900) and north of S. 140<sup>th</sup> St. and the BN/SF RR line in the Black River conservation area; petitioners Merlino et al.

Don Erickson, Senior Planner, discussed the background and timelines related to this project, noting it will involve not only the request for annexation, but a request for a comprehensive plan amendment, a pre-zone and a rezone. Mr. Erickson explained that the subject site is within the City's potential annexation area. The western 23.1 acres is pre-zoned IH (Heavy Industrial) to allow for quarrying. The eastern 17.54 acres is pre-zoned to CA (Commercial Arterial) to

allow for commercial and retail uses.

Continuing, Mr. Erickson said the current King County zoning for the site is Office Zone. He explained that the Floor Area Ratio of King County's Office Zone is 2.5 times the lot area or 4.4 million square feet of development. If mixed use, 50% residential, the Floor Area Ratio is 4.0 times the lot area or 3.5 million square feet of office use and 3.5 million square feet of residential use which would calculate to approximately 2,800 dwelling units on the subject site. Mr. Erickson pointed out that clearly the site would be unable to accommodate that intensity of development and a number of questions have been raised regarding King County's zoning.

Mr. Erickson described the potential impacts to City services if the area is annexed and the impacts related to surface water drainage and steep slopes, as well as traffic ingress and egress from SR 900. He explained the potential annexation is a logical expansion of City services because it complies with policies relating to Renton as a logical provider of urban services and with policies relating to logical boundaries such as topographical features and streets. Mr. Erickson pointed out that the potential annexation area is also consistent with applicable Boundary Review Board Objectives.

In conclusion, Mr. Erickson said the Public Works Department recommends Council accept the 10% Notice of Intent to Annex, increase the annexation area to 46.97 acres to include the adjacent SR 900 right-of-way, require applicants to assume the City's bonded indebtedness, require zoning consistent with the Comprehensive Plan, and combine the pre-zone hearing with the 60% annexation petition public hearing.

Responding to Councilman Parker, Mr. Erickson described the location of the heron rookery. City Attorney Larry Warren pointed out that the rookery has spread further back into the Riparian Forest as a result of last year's predatory bird attacks.

Councilman Persson inquired as to annexing additional property surrounding SR 900. Mr. Erickson said that the property is mostly outside of the City's potential annexation area and one portion that is within the potential annexation area is in the process of being sold.

Councilman Corman stated that due to the controversial nature of this project, he clarified that tonight's public hearing concerns only the 10% Intent to Annex Petition and that the pre-zone and 60% annexation petition hearing is the next step. He pointed out that the issues regarding property usage will be discussed at that time.

Responding to Councilman Persson, Mr. Erickson said that under King County's current zoning the property is zoned either for all office use or for office use and up to a 50% mix of residential.

Public comment was invited.

Karen Fuller, 364 Thomas Ave. SW, Renton, 98055, expressed her concerns about the effect the project may have on her neighborhood. She said she purchased her house where she did because of the wooded areas, the lack of nearby apartment complexes and the abundance of wildlife. Ms. Fuller said she was also concerned that the increase in population would cause an increase in crime in an area that already experiences a high level of crime.

Duane Anderson, 7238 S. 131<sup>st</sup> St., Seattle, 98178, introduced himself as a Councilman for the unincorporated area of West Hill. He said that residents of the West Hill area were not notified of the potential annexation. Stating that the proposal violates Renton's current Comprehensive Plan, he described the violations. He noted that although it was indicated by the applicant that the site was not going to be developed, he has observed fill material being installed in the portion of the site that contains the rock quarry. Mr. Anderson also expressed concern that when the site is occupied, there will be additional drainage into the Riparian Forest.

Mayor Tanner stated that the City informs people of the actions it takes and he will have staff look into the notification process for this project.

Responding to Mr. Anderson, Mayor Tanner said the reason the City withdrew the West Hill area from its potential annexation area is because it is one of the most neglected areas in King County. The services King County provides are sporadic and unacceptable to the City, and until these deficiencies are addressed, the City has no intention of pursuing annexation of West Hill.

Councilman Corman reiterated that the 10% Intent to Annex Petition is just the beginning of the process and that there will be more opportunities for public input. He explained that unfortunately, Councilmembers are somewhat limited in the amount of contact they can have with citizens regarding this matter due to the quasi-judicial nature of the rezone. Pointing out that the City spent \$8 million to help protect the wildlife in the subject area, he said that the Council will not be careless with that investment.

David Halinen, 10500 NE 8<sup>th</sup> St., Ste. 1900, Bellevue, 98004, speaking on behalf of the petitioners, clarified that the petitioners are 100% owners of the subject property. Responding to Council inquiry, Mr. Halinen said that the petitioners decided to pursue the annexation instead of developing the property through King County because the City is less burdensome to deal with.

There being no further public comment, it was MOVED BY PARKER, SECONDED BY KEOLKER-WHEELER TO CLOSE THE PUBLIC HEARING. CARRIED.

IT WAS MOVED BY KEOLKER-WHEELER, SECONDED BY NELSON, COUNCIL ACCEPT THE 10% NOTICE OF INTENT PETITION TO ANNEX AND AUTHORIZE THE CIRCULATION OF THE 60% PETITION TO ANNEX FOR THE EXPANDED AREA. CARRIED.

City Attorney Larry Warren reminded Council that the property owners within the annexation area must be required to assume their pro rata share of all the City's bonded indebtedness. IT WAS MOVED BY PARKER, SECONDED BY KEOLKER-WHEELER, TO REQUIRE THAT PROPERTY OWNERS WITHIN THE ANNEXATION AREA ASSUME THEIR PRO RATA SHARE OF ALL THE CITY'S BONDED INDEBTEDNESS. CARRIED.

## **ADMINISTRATIVE REPORT**

Chief Administrative Officer Jay Covington reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 2000 and beyond. Items noted included:

- \* Under the control and monitoring of the Office of Pipeline Safety, the Olympic Pipeline Company has begun a new round of "smart pig" internal electronic pipeline testing.

- ✱ In the vicinity of 2100 Lake Washington Blvd., street overlay work has been scheduled by the contractor for Tamaron Pointe on May 24<sup>th</sup> and 25<sup>th</sup> which may result in some traffic delays.
- ✱ Human Services Department expressed gratitude to the Police Athletic Association, Rotary of Renton, Renton Management Association, Microsoft, Soroptimist International of Renton and the Renton Lions for donating a total of \$5,546 to the Renton Scholarship Program.

City Attorney Larry Warren said that a letter was delivered to the Mayor and Councilmembers conveying the results of the judge's decision regarding Taggart Construction, Inc.'s efforts to seek injunctive relief to prevent the award and signing of a contract between Stouder General Construction and the City for construction of a flood wall at 200 Mill Ave. S. building. Mr. Warren reported that the judge agreed with the City that the irregularities were minor and the City could move ahead with the contract.

## CONSENT AGENDA

Items on the consent agenda are adopted by one motion which follows the listing. Item 8.a. was removed due to City Attorney Larry Warren's comments listed above.

~~CRT: 00-003, Taggart  
Construction v. Renton~~

~~Court case filed by John R. Welch, 701 Fifth Ave., Suite 4400, Seattle, on behalf of Taggart Construction, Inc., seeking injunctive relief to prevent the award and signing of a contract between Stouder General Construction and the City for construction of a flood wall at the 200 Mill Ave. S. building (old City Hall).  
Refer to City Attorney and Insurance Services.~~

Plat: Windsong Division I, NE  
4<sup>th</sup> St/Hoquiam Ave NE (FP-  
99-143)

Development Services Division recommended approval of the Windsong Final Plat, Phase I; 41 of 68 single family lots on 11.55 acres in the vicinity of NE 4<sup>th</sup> St. and Hoquiam Ave. NE (FP-99-143). (See page 187 for resolution.)

Human Resources:  
Reclassification of Nine  
Positions

Human Resources Department recommended the reclassification of nine positions, including: Assistant Golf Professional, Pavement Management Technician, Senior Finance Analyst, Office Assistant I, Office Assistant II, Office Assistant III, Vehicle & Equipment Mechanic II, HR Analyst/Civil Service Examiner, and Principal Finance & Administrative Analyst. Refer to Finance Committee.

Human Services: 2001 CDBG  
Funds, King County

Human Services Division recommended approval of an agreement with King County accepting an estimated \$361,016 in Community Development Block Grant funds for 2001. Council concur.

Public Works: Oakesdale Ave  
SW Extension Project Right-  
of-Way Appraisals

Property Services Division recommended approval of the appraisals performed for right-of-way associated with the Oakesdale Ave. SW Extension, Phase 2 project, and set compensation at \$24,050 for right-of-way needed from City of Renton Surface Water Utility Division (the Boeing Company will dedicate its needed right-of-way without compensation.) Council concur.

MOVED BY CORMAN, SECONDED BY SCHLITZER, COUNCIL  
APPROVE THE CONSENT AGENDA AS PRESENTED WITH THE  
REMOVAL OF ITEM 8.a. PER THE CITY ATTORNEY. CARRIED.

## OLD BUSINESS

### Community Services Committee

Parks: McCarty Property  
Acquisition Funding

Community Services Committee Chair Nelson presented a report regarding the Maplewood Golf Course Driving Range Synthetic Turf Installation. The Committee concurred in the staff recommendation to reallocate funds originally identified for property acquisition. The reallocated funds will be used to install synthetic turf in the driving range. The Committee further recommended that the

Reallocation to Golf Course  
Driving Range Synthetic Turf

synthetic turf installation project identified for the year 2001 be reprioritized to the year 2000. MOVED BY NELSON, SECONDED BY PARKER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

EDNSP: 2000 Neighborhood  
Grant Program, Kenndale  
Slope Grant Project

Community Services Committee Chair Nelson presented a report regarding the Neighborhood Grant Program. The Committee met on May 2<sup>nd</sup> to review staff's final report for the Kenndale Slope Grant Project portion of the Neighborhood Grant Program. After reviewing the report, the Committee recommended that the project be forwarded to the Planning/Building/Public Works Department for consideration as a possible capital improvement project in the 2001 budget. Other monitoring of the Neighborhood Grant Program remains in committee. MOVED BY NELSON, SECONDED BY PARKER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Parks: Locating the Skatepark  
at Liberty Park

Community Services Committee Chair Nelson recommended concurrence in the staff recommendation to locate the new skatepark in Liberty Park, near the former Henry Moses Pool.

The staff conducted a thorough assessment of thirteen different locations in Renton, as evidenced by the "Skatepark Site Analysis." Based mainly on its central location, visibility, compatibility with other park uses, and available space, Liberty Park is felt to be the best location. MOVED BY NELSON, SECONDED BY PERSSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

#### **Utilities Committee**

Utility: Earlington Lift Station  
Elimination, TetraTech/KCM  
Engineering Services

Utilities Committee Chair Clawson presented a report recommending concurrence with the Planning/Building/Public Works Department that Council authorize the Mayor and City Clerk to execute the consultant contract with TetraTech/KCM in the amount of \$92,200 for engineering services for the Earlington Lift Station Elimination project. MOVED BY CLAWSON, SECONDED BY KEOLKER-WHEELER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Utility: Boeing Lift Station,  
Declared Surplus

Utilities Committee Chair Clawson presented a report recommending concurrence with the Planning/Building/Public Works Department that Council authorize staff to place the Boeing Lift Station for surplus and that revenue generated from the sale be deposited back into the Wastewater Utility Account. MOVED BY CLAWSON, SECONDED BY KEOLKER-WHEELER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Utility: Solid Waste Collection  
Contract, Waste Management-  
Rainier

Utilities Committee Chair Clawson presented a report regarding the solid waste collection contract bid. The existing solid waste collection contract expires June 30, 2000. The Solid Waste Utility followed a Bid/Proposal process to procure a new solid waste collection contract. The low bid was determined to be Waste Management-Rainier, the City's existing service provider.

The Utilities Committee concurred with staff's recommendation that Council select the low bidder, Waste Management-Rainier and authorize the Mayor and City Clerk to execute the solid waste collection contract.

The following service enhancements are included in the solid waste collection contract:

Residential

- Weekly yard waste collection.

- Added 64 and 96 gallon Garbage Cart Service.
- On-call bulky waste collection.
- Fee for service: Multifamily yard waste collection.

#### Commercial

- Added 20-gallon mini-can and 64 gallon cart service.
- Added 1, 1.5 and 2 cubic yard weekly compacted service.
- Added noncompacted 10 and 15 cubic yard rolloff service.
- Incorporated commercial container rental into base rate (previously billed separately by contractor).

MOVED BY CLAWSON, SECONDED BY CORMAN, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Councilman Clawson pointed out that even though the new contract includes additional services that were not available before, there will not be a rate increase this year.

#### **Planning & Development Committee**

Legal: Card Room Use  
Conditions Amendments

Planning & Development Committee Chair Keolker-Wheeler presented a report recommending that Council set a public hearing on June 12, 2000 to consider proposed amendments for card room use conditions. MOVED BY KEOLKER-WHEELER, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

EDNSP: King County Comp  
Plan Amendment re: May  
Valley Urban Separator

Planning & Development Committee Chair Keolker-Wheeler presented a report regarding a proposed King County Comprehensive Plan amendment. The Executive Proposed King County Comprehensive Plan amendments for 2000 include a Land Use Map amendment to redesignate an area of Renton's Potential Annexation Area in the vicinity of May Creek from Urban Residential, Low to Greenbelt/Urban separator. The affect of the proposed amendment would be to maintain the existing R-1 zoning on the subject properties until 2012. If implemented, King County will not support annexation of this area to the City without an interlocal agreement to maintain the one unit per acre zoned density.

The existing King County R-1 Zone is consistent with the Renton Comprehensive Plan and with the proposed zoning regulation adopted by the City Council in 1997 that would apply Renton's R-1 Zone upon annexation. The Council adopted the R-1 Zone after lengthy consideration of the potential impact of higher density on May Creek and its environs.

The Committee recommended that the Council and the Administration draft a joint letter to the King County Council supporting the proposed Map Amendment 2 to the King County Comprehensive Plan. MOVED BY KEOLKER-WHEELER, SECONDED BY CLAWSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

#### **Finance Committee**

2000 Mid-Year/Carryforward  
Budget Adjustments

Finance Committee Chair Parker presented a report regarding appropriating funds from fund balance, increasing the expenditures in various funds and departments, and increasing the 2000 Budget. The Committee recommended adoption of an ordinance that authorizes adjustments to the 2000 Budget including some unexpended dollars to be carried forward from 1999 and other mid-year budget adjustments.

The Committee further recommended that the ordinance regarding this matter be presented for first reading. **MOVED BY PARKER, SECONDED BY PERSSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.** (See page 188 for ordinance.)

## **ORDINANCES AND RESOLUTIONS**

### **Resolution #3456**

Plat: Windsong Division I, NE 4<sup>th</sup> St/Hoquiam Ave NE (FP-99-143)

A resolution was read approving the Windsong Division I final plat; 11.55 acres in the vicinity of Hoquiam Ave. NE and NE 4<sup>th</sup> St. (FP-99-143). **MOVED BY CLAWSON, SECONDED BY NELSON, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.**

### **Resolution #3457**

Planning: Auto Mall Improvement Plan, 2000 Amendments

A resolution was read adopting amendments to the April 1996 Auto Mall Improvement Plan. **MOVED BY KEOLKER-WHEELER, SECONDED BY CORMAN, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.**

The following ordinances were presented for first reading and referred to the Council meeting of 6/05/00 for second and final reading:

Budget: 2000 Mid-Year/Carryforward Budget Adjustments

An ordinance was read appropriating funds from fund balance, increasing the expenditures in various funds and departments, and increasing the 2000 Budget. **MOVED BY PARKER, SECONDED BY PERSSON, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 6/05/00. CARRIED.**

Planning: Auto Mall Boundary Changes

An ordinance was read amending Section 9-14-11 of Chapter 14, Vacations, of Title IX (Public Ways and Property) of City Code by describing the Administrative Procedure for Right-of-Way Vacations. **MOVED BY CLAWSON, SECONDED BY CORMAN, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 6/05/00. CARRIED.**

The following ordinance was presented for second and final reading and adoption:

### **Ordinance #4843**

Planning: Downtown Identification Sign Revisions

An ordinance was read amending Sections 4-4-100.B and H of Chapter 4, Property Development Standards, of Title 4 (Development Regulations) of City Code by amending downtown identification sign regulations. **MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.**

## **NEW BUSINESS**

SCA: Renton's Share of Buildable Lands Funds

Councilperson Keolker-Wheeler presented a check in the amount of \$6,666.80 to the City from the Suburban Cities Association, which represents Renton's share of King County's growth management buildable lands funds.

## **ADJOURNMENT**

**MOVED BY SCHLITZER, SECONDED BY NELSON, COUNCIL ADJOURN. CARRIED. Time: 9:00 p.m.**

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BRENDA ARLINE, Deputy City Clerk



Recorder: Michele Neumann

May 22, 2000